

## SECTION 4.0 - NORTH CAPITOL NEIGHBORHOOD

### 4.1 Introduction

Formerly referred to as Area I-3 (City of Lansing 1998), the North Capitol Neighborhood is defined on the east by Capitol Avenue, on the north by Saginaw Street, on the west by Seymour Street, and on the south by Genesee Street (Figure 4). The area is primarily residential with commercial re-use of many of the former residences, and moderate infilling of the southern block with post-1950 structures and parking lots. Several of these properties are associated with Lansing Community College, whose main campus lies adjacent to the east.

Based on the results of the Phase II survey (City of Lansing 1998:12), it was recommended that both local and NRHP district designations be pursued for the northern or "core" block of the original survey area, based on the preservation of an important late 19<sup>th</sup> century German Methodist church, and number well-preserved late 19<sup>th</sup> and early 20<sup>th</sup> century residences. The southern block, although more heavily impacted through attrition and secondary building cycles, also includes several highly significant and well preserved residential structures. It was further pointed out that the I-3 survey area was arbitrarily defined, and that several of the adjacent blocks include similarly significant, complimentary structures.

As a result of the 1998 survey, the Michigan Historical Center stated that: "The [northern] block should be considered as part of larger historic district eligible for the national register and local designation that includes the blocks to the immediate north and west. In fact, this block of the survey area forms the southeast corner of a much larger potential national register and local district that extends in general northward all the way to Willow and westward to Pine and, north Saginaw, beyond toward Martin Luther King Blvd" (Cited in City of Lansing 1998:12).

Pursuant to this end, the following sections provide the additional documentation that was requested by the Michigan SHPO. For the purposes of this discussion, we have chosen to subsume the historical and architectural significance of the North Capitol Neighborhood under the unifying context of Architecture, with further emphasis on the sub-themes of *Residential Architecture* and *Ecclesiastic Architecture*.

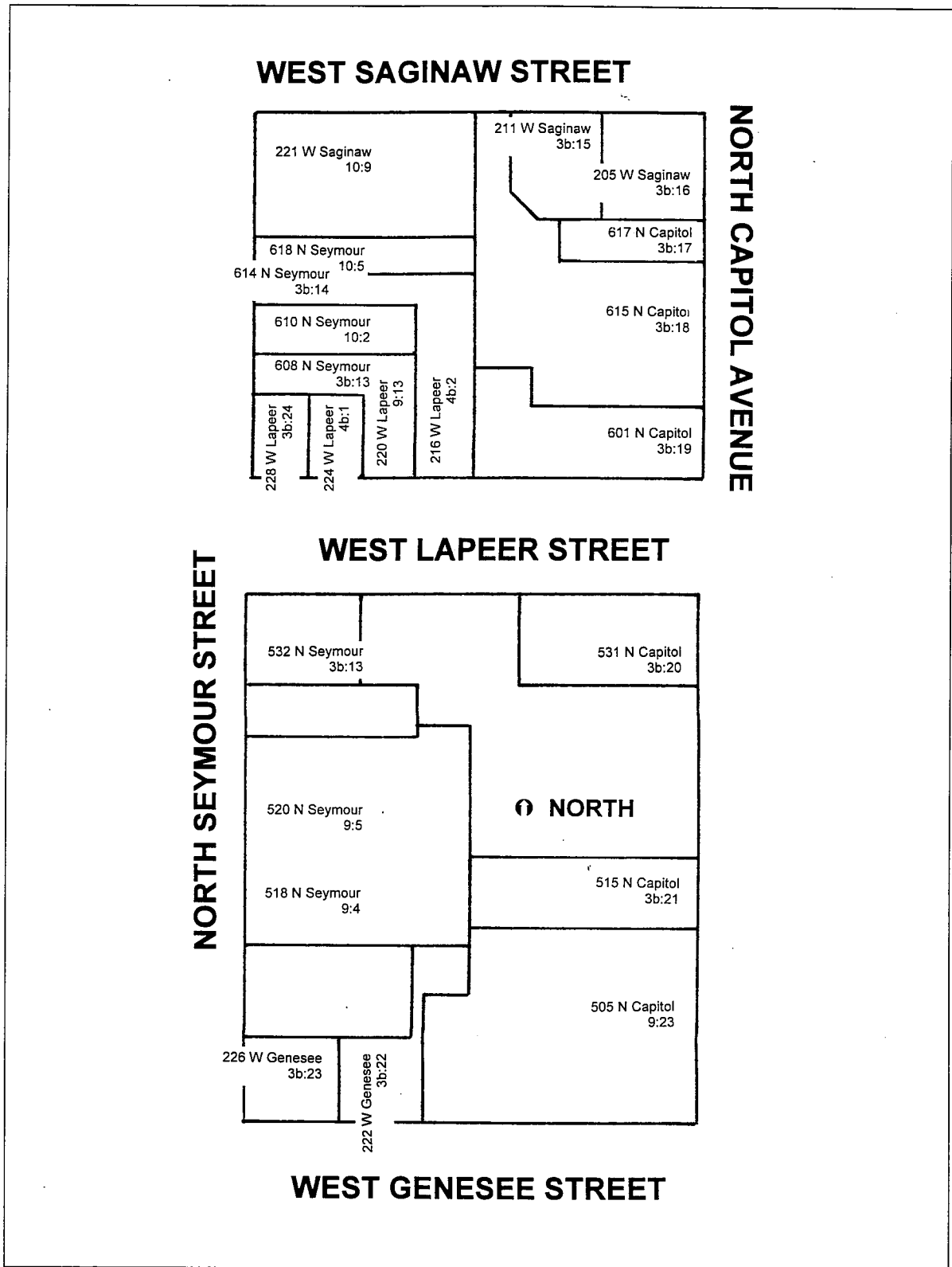


Figure 4. North Capitol Neighborhood study area.

## 4.2 Context Statement – Architecture

**Region:** City of Lansing  
**Period:** c. 1875 – 2000  
**Theme:** Architecture  
**Sub-themes:** Residential Architecture, Ecclesiastic Architecture

### Overview

As was the case throughout the Midwest, Lansing's earliest structures included frame buildings executed in the Greek Revival styles, utilizing the classic Greek temple front with porticos and columns of the various classical orders. Because of their early construction date (most generally preceded the Civil War), only a few scattered residences survive. None exist within the current study area.

The Italianate style was a dominant feature of homes built after the Civil War. Scattered throughout the city one also finds a sampling of Italianate residences which feature the same kinds of characteristic bracketed cornices and ornamental architraves that typify the style's commercial variant. These buildings generally are distributed in the older sections of town, particularly residential neighborhoods surrounding the downtown and in areas such as Cherry Hill, S. Grand, and S. Capitol, but none remain extant within the North Capitol Neighborhood.

Although there are no extant examples of the Second Empire structures of the late 1870s and early 1880s within the North Capitol neighborhood, at least one Romanesque structure survives. The c. 1892-93 German Methodist Episcopal Church (1892-93) is a simple, red brick vernacular Romanesque structure with semi-circular arched windows and entrances, and a squared, pyramidal-roofed tower. The church, constructed with walls of red-orange brick with rockface trimmings of what appears to be Marquette sandstone from the Upper Peninsula, is an auditorium church whose design emphasizes large arched door and window openings reminiscent of the popular Richardsonian Romanesque of the 1880s and 1890s, inspired by the work of architect Henry Hobson Richardson. It is important not only in architectural terms but as the oldest institutional building left to represent Lansing's large population of Germanic origin that was centered on the city's north side in the later 19th and early 20th centuries.

Late Victorian houses of the period between 1875 and the first decade of the 20<sup>th</sup> century are also present in the form of simple vernacular side and front gable forms, such as the examples found at 211 W. Saginaw, 532 N. Seymour, 608 N. Seymour, 618 N. Seymour, 617 N. Capitol, and 224 W. Lapeer.

The Queen Anne style also has some representation in Lansing, but like the Italianate, is relatively scarce and scattered in distribution in comparison to 20<sup>th</sup> century styles. Queen Anne decorative elements – such as turrets, Eastlake detailing, shingle accents, fascia boards, picturesque roof lines, sunbursts and other decorative panels – occur almost exclusively in residential architecture. This includes architect-designed homes such as those of Darius Moon, and vernacular I-houses with Queen Anne elements such as gable ornaments, Eastlake porches, and shingle accents. An excellent example of the type is to be found 222 W. Genesee, the 1899 Harry Moore House, with its Queen Anne-influenced three-story round corner tower and Colonial/Federal-inspired trim. According to Robert Christensen, this is one of Lansing's most distinguished examples of early Colonial Revival or *Free Classic* buildings, where the detailing

has become strongly Early American in inspiration, but the building form to which they are applied harkens back more to the complex, picturesque house forms of Victorian days, than forward to the more simple, *Colonial*-looking house forms that would be built in coming years.

From the 1890s through the 1930s, local architects and contractors built in a variety of Revival styles, and it is this period that is perhaps best represented within the North Capitol Neighborhood. The Colonial Revival style (which includes the Federal and Georgian Revival subtypes) represents an eclectic mixture of colonial and contemporary features and is particularly prevalent in Lansing's residential architecture. Characteristic features include symmetrical façades, paired dormers and windows, pedimented entrances often framed by pilasters, Palladian and Venetian windows and fanlights. Outstanding examples include the c. 1915 William Newbrough House at 615 N. Capitol, with its Venetian dormers, undulating Federal style façade, and pedimented portico. Built in 1912, the Samuel Dana Butterworth-designed, symmetrical-fronted structure, with its monumental Corinthian portico, bowed front, and arched window-fronted dormer, is *Early Republican* in style, patterned in a general way after larger early 19<sup>th</sup> century houses along the Eastern seaboard. Simpler forms include 205 W. Saginaw and, perhaps, 610 N. Seymour, where Classical-inspired returns on both the front porch and second floor gable ends add definition to the otherwise pedestrian structure forms.

Several Dutch Colonial variants, with their gambrel roofs and dormers, are also present, including combination gable and gambrel forms at 614 N. Seymour and 226 W. Genesee.

The two-story Prairie style home with a four-square floor plan, hipped roof, hipped roof dormer, overhanging eaves, and massive square or splayed porch supports is the single most prominent style found North Capitol Neighborhood. While the majority of such houses are quite modest, such as 220 W. Lapeer, and the heavily modified examples at 515 and 531-535 N. Capitol, some more elegant architect-designed versions do occur. A spectacular example within the North Capitol Neighborhood is the distinctive pebble and cobblestone-faced George Bohnet House at 601 North Capitol, again designed by noted architect, Samuel Dana Butterworth. One of Lansing's Arts-and-Crafts masterpieces, the front porch and first story of the front section are built with walls of large and irregular blocks of fieldstone, carefully selected for their contrasting hues and carefully dressed. Even in 1913, such construction would have been very costly. In the second story, the walls have a distinctive pebbled finish.

The final residential style of widespread distribution within the study area is the bungalow. Widely popular as a utilitarian, affordable working class housing type, this style is found in all post-1900 developments, including the North Capitol Neighborhood. Identifying features include low-pitched gabled roofs with wide, unenclosed eave overhangs, exposed roof rafters, decorative false beams or braces added under gables, full or partial width porches with splayed columns (McAlester and McAlester 1984:453). Examples include the extremely modest one and 1½-story examples at 216 and 228 W. Lapeer.

Late Victorian houses of the period between 1875 and the first decade of the 20<sup>th</sup> century are also present in the form of simple vernacular side and front gable forms, such as the examples found at 211 W. Saginaw, 532 N. Seymour, 608 N. Seymour, 618 N. Seymour, 617 N. Capitol, and 224 W. Lapeer.

### North Capitol Neighborhood

Bounded by Saginaw on the north, Capitol on east, Genesee on the south, and Seymour on the west, the basic configuration of the North Capitol study area was defined by the original plat of Lansing, which was laid out in 1847. The rectilinear grid was composed of numbered city blocks subdivided into large lots, which in this part of the city were first designed to front on the north-south streets. Blocks 63 and 70 of the original plat comprise the North Capitol study area. Originally, the sequentially numbered rectangular building lots were roughly 75 x 175 feet in size, but considerable alterations have been made to this configuration over time.

During the earliest years of the city, one early resident recalled that the North Capitol area was sufficiently remote that local inhabitants used the site as a sugarbush for collecting and processing maple syrup (Mevis 1911). However, this use was not to last for very long. In 1852, the First Presbyterian Church, located at the southwest corner of Washington and Genesee just to the east of the North Capitol site, was completed. Among the earliest structures in the study area was the first church building of the German Methodist Episcopal Society, which was erected at the southeast corner of Saginaw and N. Capitol about 1856-57.

According to the 1859 *Map of Ingham County*, which includes a small vignette of structural development at Lansing's center, the North Capitol area had been platted into residential lots as part of the original village plat. By 1860, regularized municipal grading of streets and sidewalk improvement was instituted, although many roadways were not paved until the 1880s. Significant post-Civil War population increase required the construction of the brick Fourth Ward school by 1867, and in 1868, continued expansion necessitated a new four-room frame school on Block 81, just south of the current study area (Cowles 1905:69, 84; Durant 1880:166-72). By 1874, it appears that the area was already well developed (Figure 5). Lansing's first high school had been built just south of the project area, a bridge spanning the Grand River at Saginaw Street had been completed, and adjacent Washington Avenue was emerging as the *Middle Village's* commercial center.

The initial residential developmental phase can be outlined by detailing each property in order, moving northerly up N. Capitol Avenue and Seymour Street. Lot 6 and the south half of Lot 5, Block 70, located at the northwest corner of N. Capitol and Genesee, were owned by Ephraim Longyear, who by 1874, had built his residence there. Among the oldest and most prominent of Lansing residents, Longyear was born in 1827 in Ulster County, New York. In 1843, his family moved to Ingham County where they established a farm. In addition to helping in land clearing, he began teaching at various schools. He move to Lansing in 1848, where he taught in its first school. Longyear also studied law with his older brother, John W. Longyear, and was admitted to the bar in 1847. After a brief sojourn in the California gold fields, Ephraim returned to Lansing to establish a law partnership with his brother in 1854. Also about this time, Longyear married and began a family, having two sons surviving to adulthood. Longyear rose rapidly to prominence in the city becoming the first city recorder in 1859-60, and the first president of the Board of Education in 1861. During the Civil War era, he held the position of postmaster of Lansing for five years. In 1864, he was among the organizers of the Second National Bank of Lansing, serving first as a director, and as active manager of the concern. After a stint as cashier, Longyear had become president of the financial institution by 1878. His sons, Denison and Horton, held the positions of cashier and bookkeeper, respectively. In 1884, Ephraim established his own business known as Longyear's Bank. He was also among the organizers of the Michigan Pioneer and Historical Society, serving as its treasurer. The brick

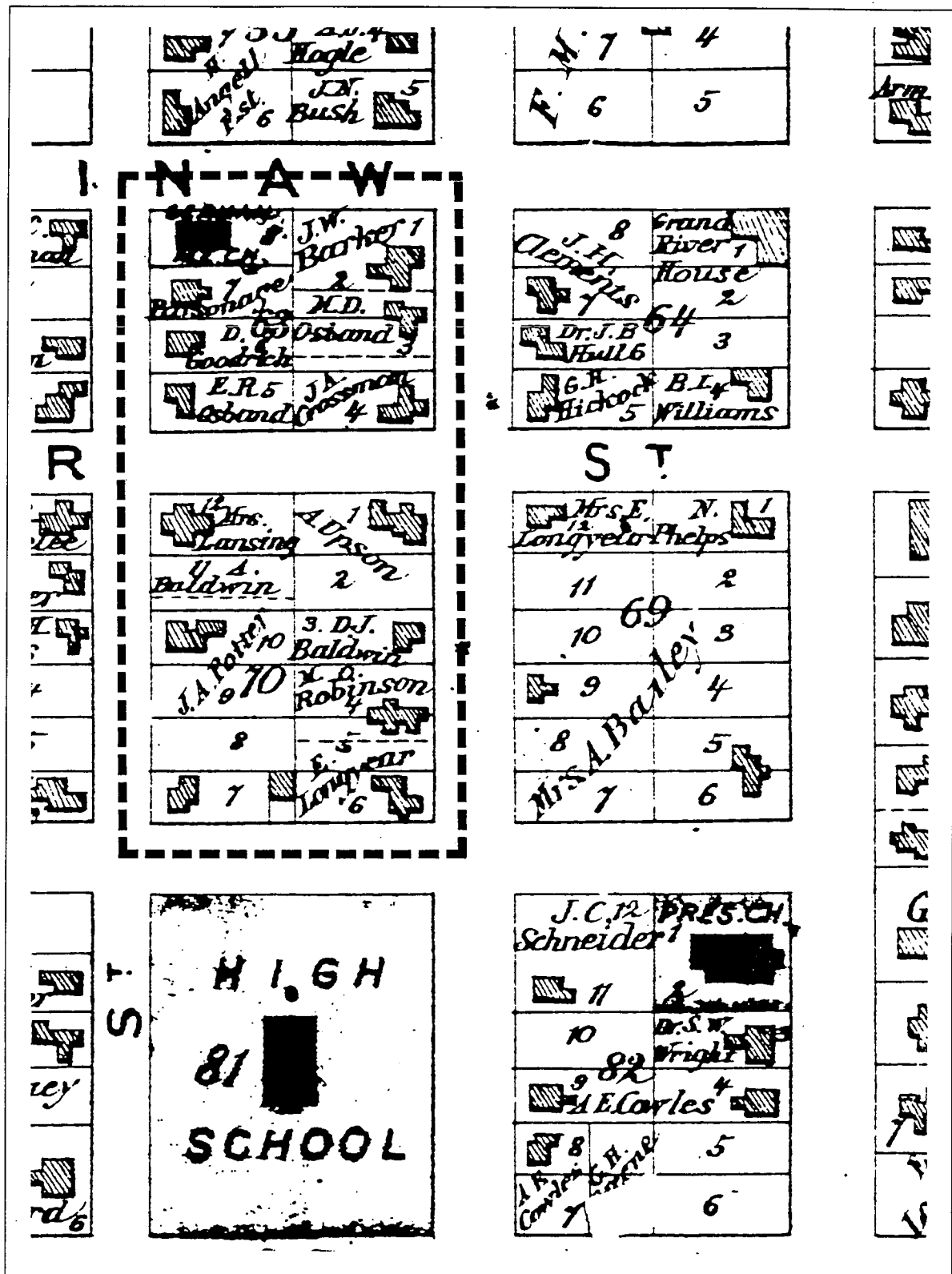


Figure 5. North Capitol Neighborhood c. 1873.

structure which occupied this site in 1898, seems to have been the same as that erected about 1874, originally numbered 149 N. Capitol and later numbered 503 N. Capitol. After Ephraim's death in 1889, his widow and two sons continued to occupy the structure. Denison Longyear lived here as late as 1910, by which time he had taken a position as cashier at the Olds Motor Works. After the end of the Longyear tenure here, several other, mostly white collar types lived in the residence. A sample of these are outlined below:

- 1915 J. Dowling Miller, safety inspector, Aetna Life Insurance Co.
- 1920 Catherine Ostrander, director social service, Michigan Department of Health
- 1930 Benjamin J. Chase, works Hayes Industries, manufacturers of auto bodies
- 1940 Dr. Elmer R. Schoenleben, chiroprapist

This building has since been razed and the site is now occupied by an modern office building, currently the home of the Michigan Catholic Conference (Beers 1874; Bingham 1890; Chilson McKinley 1906, 1910, 1915, 1920; Cowles 1905:37; Durant 1880:131, 147, 165-66, 214; Lansing Directory Publishers 1940; MPHIC 14:98; Panetta 1991, 1994; Polk 1891:148; Sanborn-Perris 1898:11, Sanborn 1906:6, 1913 1:15, 1913-51 1:15; Turner 1924:553-55; U.S. Census 1870, 1880, 1900, 1910).

Melvin O. Robinson built a house on Lot 4 and the north half of Lot 5, Block 70 about 1874. Robinson had married Mary E. Hewitt about 1870, and for several years thereafter he worked as a bookkeeper for her father, Cyrus Hewitt, a local banker. After Hewitt's c. 1878 retirement, Robinson became a boot and shoe dealer. Probably during the 1880s, this residence was demolished, the property halved, and two new frame dwellings erected [modern 511 and 515 N. Capitol]. The replacement house at 509 (later 511) N. Capitol, originally owned by Joseph W. Bailey, a local real estate, insurance and loan agent, had been constructed just prior to 1900. Bailey, born in Battle Creek in 1847, was the son of emigrants from England and came to Lansing in 1888. When Bailey's wife died before 1920, his daughters and grandchildren remained with him. By the early 1920s, he was building and selling 40-50 houses and stores every year. Bailey had died by 1930, but his daughter, Stella, carried on the business and continued to reside here into the 1940s. The house has been removed and the site taken over for a modern office building, the Michigan Catholic Conference.

By 1891, the large two-story house with a one-story rear wing at 511 (later 515) N. Capitol was occupied by Louis Beck, who owned a men's wear store at 112 N. Washington. Beck was born in New York and came to Michigan at an early age with his father, who established a well-known clothing store. He held the position of Superintendent of Public Works and was "vitally interested in the civic and material advancement of the city." When he died in 1912, his son, Samuel, took over the family business. He lived in the building until 1955, when he reportedly committed suicide. Samuel's widow sold the house in 1959 to the law firm of Sinas, Dramis, Brake and Weberlow. Around 1977, the house was sold to another law firm: Shehan, Collette, Cotton, Light and Hovey. The house was again sold c. 1980 to the law firm of Cohl, Saslstrom, Stoker and Aseltyne. Since 1989, it has served as the headquarters for the Michigan Sheriffs Association (Beers 1874; Chilson McKinley 1900, 1906, 1910, 1915, 1920; City of Lansing 1998:72; Greene 1882; Lansing Directory Publishers 1940; McKinley Reynolds 1930; Panetta 1991, 1994; Polk 1891; Sanborn 1906:6; Turner 1924:375-76, 391-92; U.S. Census 1880).

Data in the early Lansing city directories suggests that the house which had been built by 1874 on Lot 3, Block 70, was owned by D.J. Baldwin. No other information is known about this individual at this time and it seems possible that he was an absentee owner. Data in the early Lansing city directories suggest that the building was erected about this time. In 1878, Richard Haigh, secretary for the Michigan Agricultural College, occupied the dwelling. By 1880, the Edwin F. Swan family was living in this location. Born about 1843 and also a New Yorker, he was employed as an office clerk. His wife was also a native of the Empire State, but their two sons, aged five and eight, had been born in Michigan. By 1891, cartographic and directory evidence suggests that the original building had been replaced with a two-story brick structure, identified as 515 (later 521) N. Capitol. This new residence was owned by Albert Rouse, a local attorney, and the son of one of the city's oldest residents. Rouse "for many years [was] prominent in Lansing social, professional and political circles, and ... highly esteemed." The lawyer died by 1900, leaving his wife, Carrie, two sons and a sister-in-law, to occupy the house. The latter woman worked as a dressmaker/seamstress. By 1906, William E. Crotty, co-owner of a downtown boot and stationary store, had taken over the property. William A. Yuill, secretary and treasurer of the Michigan Bridge and Pipe Company, resided there in 1915. Beginning in the 1920s and lasting into the 1940s, Dr. Spencer V. Barnum, a physician and surgeon, used the building as an office and residence. His nurse was also provided with living quarters there. This house has been torn down and a parking lot now occupies the site (Beers 1874; Chilson McKinley 1900, 1906, 1910, 1915, 1920; Lansing Directory Publishers 1940; MPHC 18:175; McKinley Reynolds 1930; Panetta 1991, 1994; Polk 1891; U.S. Census 1880).

Lots 1-2, Block 70, were owned by Alvin Upson in 1874. By then a dwelling had been erected on the northernmost of those lots (Lot 1), at the southwest corner of Lapeer and N. Capitol. Upson was born in Waterbury, Connecticut, in 1799. By the 1830s, he had moved to the Ohio Western Reserve where he worked as a newspaper editor. Upson moved to Coldwater, Michigan, in 1849, and by 1856, he had arrived in Lansing. After coming to Michigan, Upson changed careers, becoming a Sunday School missionary affiliated with the Presbyterian church. This house may have been built before 1870, when he was living there with his wife, and her daughter, husband and family. Upson's stepdaughter's husband provided additional household income as a sewing machine salesman. By 1880, the missionary's wife had died and his stepson's family had moved out. Taking their place was the family of Upson's widowed daughter. Alvin Upson died in 1883. By 1900, this house was still being rented by Upson's aging daughter and her eldest son and family. Upson's grandson supported the family as a traveling salesman for a local tea company. During the first decade of the 20<sup>th</sup> century, after Upson's descendants moved out, the aging structure was divided into two or three units that were occupied by workingmen, such as painters and machinists. The house was torn down about 1912. The southern lot was not developed until 1900-1906, when Henry Klocksiam, a real estate and insurance agent erected a large two-story brick-faced residence. The Klocksiam family lived in the house into the 1930s, by which time he was working as an insurance adjuster. This residence has been torn down and is now a parking lot. Lot 1 was subdivided into four building lots about 1910. The new house at 531 N. Capitol was built in 1913 for Edwin O. Izant, secretary-treasurer of the Real Estate Investment Co., and treasurer of the Anti-Saloon League of Michigan. He resided here until after World War II. A frame house adjacent to the north, at 535 N. Capitol, was built in 1916 for Daniel J. Waite, a clerk in the Auditor General's office. By 1930, the house was sold to Dr. Ray A. Pinkham, physician and surgeon, who occupied it into the 1940s. At the rear of the original large city lot and fronting on Lapeer, two frame houses had been built between 1913-15. These houses were occupied largely by a variety of workingmen and minor clerks, but have since been razed. Only the structures at 531



and 535 remain extant, now conjoined structurally and converted to commercial office space (Beers 1874; Chilson McKinley 1900, 1906, 1910, 1915, 1920; City of Lansing 1998:73; Lansing Directory Publishers 1940; *Lansing Republican* 11 September 1883, printed in MPHC 7:425-26; McKinley Reynolds 1930; Panetta 1991, 1994; Sanborn 1906:6, 1913: 15, 1913 1:15, 1913-51 1:15; U.S. Census 1870, 1880, 1900, 1910).

Moving to the north of Lapeer Street on N. Capitol Avenue, to Lot 4 and a part of Lot 3, Block 63, was the John A. Crossman residence, which was built by 1874. He was born in Peacham, Vermont in 1819, and came to Michigan in 1833. He moved to Lansing in 1860, and by 1870, he had established a residence in the study area, bringing his elderly mother with him. Crossman worked as a clerk in the state auditor general's office for 27 years. His wife was a native of New York and some seventeen years his junior. They had one daughter who later married Professor Satterlee of the Michigan Agricultural College. The family attended the First Baptist Church, where John A. was a deacon, in addition to directing the choir. After their daughter left the household and the death of his mother, the Crossmans hired a young Irish servant girl, and rented rooms to several boarders, including George Knight, a teacher, and Henry Cassey, an artist. John A. Crossman died in 1895, and by 1900, his wife had left the house at 603 N. Capitol. In 1900, Thomas Graham, a mason, rented the house with his wife and five children. Between 1900-1906, the structure was razed. The property remained vacant until the present George Bohnet residence was erected about 1913. Bohnet was born in Jackson of German parents. After trying several occupations, he became interested in automobiles, designing and building the first steam-powered car in Lansing. Recognizing the practical limitations of steam power and correctly interpreting the future market, Bohnet organized an automobile dealership, selling in succession, Olds, Reo, Mitchell, and Dodge Brothers cars at his N. Capitol Auto Co. By 1913, the dealer was financially capable of erecting a large Arts and Crafts-style structure, which is still extant at the northwest corner of Lapeer and N. Capitol (601 N. Capitol). The new home was sufficiently large to accommodate his wife's retired parents, his brother-in-law, and his niece. Bohnet's wife's brother was employed as a salesman at the dealership. Bohnet kept the house into the 1930s, when it was sold to the Auto-Owners Insurance Co. for use as an office building.

It should be noted that both 601 and 615 N. Capitol were designed by a major local architect, Samuel Dana Butterworth. Butterworth began working in Lansing around 1907, first in partnership with Thomas E. White, and beginning in 1912, with his own firm. Born in Lowell, Massachusetts, he received his training in the offices of the Boston firm of Stickney and Austin. In 1905, he came to Detroit to become office manager for Detroit architect, George D. Mason. While in Lansing he completed several commissions, among them the original plans for St. Paul's Church (later modified by then Rector Henry Simpson), the American State Savings Bank (1917), the Prudden Building (1921), the 1913 Digby [now Grand] Hotel in North Lansing, and a variety of private homes.

At the rear of the Bohnet lot and fronting on Lapeer Street (212 Lapeer), a frame house had also been built about 1913. The structure was occupied for several decades by Roy J. Hardy, secretary-treasurer of the Lansing Segar Co., manager of the Hardy Segar Store, and eventually secretary-treasurer of the Smith Floral Co. (Beers, 1874; Chilson McKinley 1900, 1906, 1910, 1915, 1920; City of Lansing 1998:73; Durant 1880:176; Lansing Directory Publishers 1940; McKinley Reynolds 1930; MPHC 27:20, 85; Panetta 1991; Sanborn-Perris 1898:11; Sanborn 1906:6, 1913 1:15, 1913-51 1:15; Turner 1924:401; U.S. Census 1870, 1880, 1900, 1920).

In 1874, Melvin D. Osband, older brother of Edwin R., owned a house fronting on N. Capitol Avenue and situated on portions of Lots 2-3, Block 63. Osband was born in upstate New York and came to Michigan with his family before the age of two. A sickly childhood and a teenage injury that left him lame limited his ability to perform strenuous physical labor, although he periodically followed the family trade of carpentry. In his youth, he taught at various schools in Wayne County. After completing a course in accounting at Cochran's Commercial Institute in Detroit, Osband moved to Lansing in December, 1857, where he worked at a series of clerical and bookkeeping positions. Among the most notable of these was a term with the U.S. assessor from 1862-66, followed by an appointment as Lansing city assessor from 1866-70. After a year's absence in Pennsylvania, Osband served as clerk to the secretary of state and subsequently as a clerk in the auditor general's office. Upon leaving civil service, he became the first clerk of the Lansing Iron Works. From 1882-88, Osband operated a dry goods store in the northern Michigan lumbering town of Frederic, afterwards returning to Lansing. Osband married in 1859 and had a son and a daughter. Osband apparently sold the N. Capitol Avenue residence prior to moving to Frederic. The structure was razed about 1899, and the property remained vacant for several years. In 1913, plans were created for a very large and ostentatious Colonial Revival home for William H. Newbrough (615 N. Capitol). A native of the city and son of emigrants from Ohio, Newbrough began his career in earnest with a position at E. Bement & Sons, major manufacturers of agricultural implements. After two decades there, he took an "excellent opportunity" with the Clark Automobile Company. That company was reorganized in 1905 to become the New Way Motor Company, eventually restricting manufactures to air-cooled engines. Newbrough was an officer on the boards of several other important Lansing industrial companies. This house was sold to the Auto-Owners Insurance Co., probably in 1929, when a large addition was attached to the rear. The pillared portico on the front of the building now reads Maurer Foster Ins. (Beers 1874; Chilson McKinley 1900; City of Lansing 1998:72-73; Durant 1880:131; Osband 1890:466-67; Panetta 1991, 1994; Polk 1891; Sanborn-Perris 1898:11; Sanborn 1906:6, 1913:15, 1913-51:15; Turner 1924:354, 580-81; U.S. Census 1870, 1880, 1900).

Joseph W. Barker occupied a house at the southwest corner of Saginaw and N. Capitol by 1870, located on Lot 1 and the north half of Lot 2, Block 63. This building was first numbered as 167 N. Capitol, but eventually became 613 N. Capitol (old style). Barker was born in New York in November 1829, and had arrived in Michigan by his early twenties. His wife, Elsie, was also a native of New York State. The couple was living in the study area by 1870, where they raised three children. Barker originally worked as a cabinetmaker and furniture retailer, but by 1880, he had entered the grocery business in a store at 315 Washington. Initially, dressmaking by daughter Ina supplemented family income. After she left the household, son Herbert remained in the household and worked as an iron molder, supporting his parents after their retirement. The house is represented as a frame structure of odd configuration, which perhaps had several additions made to it. A main two-story portion was augmented with several other one-story sections. This structure was razed sometime between 1900-1906. In 1888, the Lot 2 portion of the property was split off and a frame dwelling was built there for Lucius Storrs, originally numbered 611 (later 617) N. Capitol. Storrs was for several years secretary of the state board of corrections and charities. He died by 1910, but his wife lived there for several additional years thereafter. During the 1930s and 1940s, the residence was owned by William L. Austin, Sr., sales manager for the Ideal Power Mower Co. By 1898, a frame gambrel and cross-gabled house had been built at the rear line of Lot 1 and fronting on Saginaw, 209 (later 211/213). This house was occupied for several years by a widow (c. 1906-1915), later by a doctor (1930), and was vacant in 1940. By 1906, after the original Barker

home was razed, a second house fronting on Saginaw was added, 205 (later 209). The home was owned first by William F. Bancroft (c. 1906-1915), a traveling salesman. After his tenure, Louis Simon (c. 1920-1940), initially secretary-treasurer and later president of the Standard Aluminum Castings Co., bought the residence. The son of Russian immigrants to Canada, he was probably one of the few Jewish residents of the area. This house was apparently torn down, perhaps around World War II, and replaced with a frame, dormered Colonial Revival-influenced four-square that is reported to have been built in 1902 by F.N. Arbaught, and moved to the site from 400 Townsend (Beers 1874; Chilson and McKinley 1900, 1906, 1910, 1915, 1920; City of Lansing 1998:72; Lansing Directory Publishers 1940; McKinley Reynolds 1930; Panetta 1994; Polk 1891:53; Sanborn-Perris 1898:11; Sanborn 1906:6; U.S. Census 1870, 1880, 1900, 1920).

Development of Lot 7, Block 70, at the northeast corner of Seymour and Genesee, represents a somewhat different developmental sequence of the North Capitol area. The 1874 plat map of the city indicates two structures on this lot by that date, but identifies neither by owner. A widow, Mrs. Catharine McClellan was living in the corner house by 1873. Five years later, the building was the residence of Arthur M. Green, a music teacher. No data is currently available concerning the small structure near the center of the block on Genesee. It is unlikely that either of these structures survived to 1900. By then, three new residences had been erected on this lot, all fronting on Genesee. Perhaps the best known is the delightful turreted Colonial Revival house at 222 Genesee (formerly 216), built for Harry L. Stone in 1899. Stone was the manager of W.B. Stone & Co., dealers in lumber, lath, shingles, sashes, doors and building materials. Although Stone was married about 1891, the couple had no children. Living in the household were both spouses' mothers, and a teenaged female servant. By 1910, the residence had passed into the hands of John W. Stone, perhaps a relative, and newly appointed associate justice of the Supreme Court. By 1915, the home was purchased by Harry E. Moore, who occupied it into the 1940s. Born in Ann Arbor in 1874, Moore came to Lansing about 1897 as a school principal. While assisting at the Lansing Co. during his summer vacations, he learned the manufacturing business. In 1911, after a ten-year sojourn in Philadelphia as a branch manager, he returned to the city as vice-president and general manager of the business. The company produced warehouse trucks, hand-carts, steel scrapers, wheelbarrows, electric tractors and concrete mixers. The house is still extant. The house at 226 Genesee was also built prior to 1900, in the Shingle Style, although it has been greatly impacted by modern renovations. The residence was first owned by Howard B. Bard, pastor at the Church of Our Father. Rapid changeover of residents characterized most of the remainder of the 20<sup>th</sup> century. The third structure in place by 1900 at 208 Genesee (now razed) straddled the old property line between Lots 6-7. This house was apparently built for Horton Longyear, scion of Ephraim Longyear, who's widow lived adjacent to the east. From 1906 into the 1920s, the house was owned by Charles M. Turner, who moved from the state bank examiner's office to establish his own real estate business (Beers 1874; Chilson McKinley 1900, 1906, 1910, 1915, 1920; City of Lansing 1998:70; Panetta 1991, 1994; Turner 1924:571-72; U.S. Census 1900).

Lot 8, Block 70, was vacant at least until c. 1875, but may have been improved by 1877, by S[yvester] M. Miller, who came to Lansing in that year and was living in approximately this location. An attorney, notary, and Fourth Ward alderman, Miller died in 1889, and his widow died in 1897. By 1900, the house had devolved upon Ray Miller, perhaps a relative and a shipping clerk at Bement's. His grandmother, who was living in the household along with his wife and daughter, was a member of that prominent Lansing family. Map and city directory evidence suggests that this house was torn down between 1906-1910, and replaced with a newer

structure. In the latter year, George F. Germain, a contractor and builder, occupied the site. Soon thereafter the property was sold to Martin J. Stabler, a real estate agent. Both in their fifties by 1920, Stabler and his wife rented rooms to several boarders. After his death by 1930, his widow lived in the house into the 1940s. This house has been torn down and the site serves as a parking lot (Beers 1874; Chilson McKinley 1900, 1906, 1910, 1915, 1920; Durant 1880:132; Lansing Directory Publishers 1940; McKinley Reynolds 1930; MPHC 14:100, 24:334; Panetta 1991, 1994; U.S. Census 1900, 1910, 1920).

James A. Potter, a farmer, was identified as the owner of Lots 9-10, Block 70. Prior to 1870, a dwelling had been erected on the northernmost of these two lots. In that year, the building housed the James A. Potter family, which they occupied throughout the 1870s. The elderly patriarch was born in Connecticut about 1799, and he followed a typical migration pattern. After a residence of several decades in New York, he brought his family to Michigan in the 1850s. By 1880, both James and his wife Mary may have died, as only their son, Henry, was living in the house in that year. Between 1900-10, Albert Vandervoort, a traveling tool salesman, known as "Van the Tool Man," resided in this house. About 1913, the old house was demolished and a new residence was erected by Andrew Neller, a contractor and builder. He lived here into the 1920s when the place was sold. Among residents of the house in the 1930s-1940s were a junior high school principal and an employee of the state highway department. Between 1880-1890, a large, ornate, two-story brick-veneered residence was put up on the southern lot. This structure was apparently built for Harriet M. Longyear, the widow of Judge John W. Longyear. Mrs. Longyear lived here into her nineties assisted by her daughter. This house was torn down, probably in the 1930s, and replaced by 1951 with a two-story apartment building. That building has since been replaced by Lansing Community College's Business and Commerce Institute (518 Seymour) (Beers 1874; Chilson McKinley 1900, 1906, 1910, 1915, 1920; Panetta 1991, 1994; Polk 1891; Turner 1924:579; U.S. Census 1870, 1880).

Lot 11, Block 70 probably remained unimproved into at least the 1880s. By 1906, a two-story frame dwelling (528 Seymour) was erected on the property. This building had a high turnover of residents during the first decades of the twentieth century. These can be conveniently outlined as follows:

- 1906 Mrs. Lodie M. Dix, widow Frank M.  
Bertha B. Dix, clerk, Auditor General
- 1910 Hon. Oramel B. Fuller, Auditor General
- 1915 Willard I. Bowerman, general manager, Row-Chafey-Ackerman Co., real estate,  
insurance, loans

Mrs. Dix eventually moved to a new house around the corner on Lapeer. By 1920, the house had been purchased by Fred E. Walker, owner of A.P. Walker Self-Serve Grocery Store at 1135 N. Washington. In addition to supporting his mother-in-law, Walker rented rooms to as many as eight boarders. After Walker died during the 1930s, his wife supported herself as a saleslady at the Maurice Shop, a ladies apparel and millinery store. During the 1920s, a house was added to the gap between 520 and 528 Seymour, straddling the old line between Lots 10-11. This dwelling (524 Seymour) was owned into the 1940s by Gilbert L. Sumner, identified as a "tax specialist". All of these building have been razed (Beers 1874; Chilson McKinley 1900, 1906, 1910, 1915, 1920; Lansing Directory Publishers 1940; McKinley Reynolds 1930; Panetta 1991, 1994; U.S. Census 1920)

Probably the oldest extant structure in the study area, and possibly the same as that dating to before 1874, is the building on Lot 12, Block 70, at the southeast corner of Seymour and Genesee. This building may have been purpose-built as a duplex, today numbered 532 Seymour and 223/225 Lapeer. The Beers map identifies the owner in 1874 as a Mrs. Lansing, perhaps the Mrs. S. Lansing who died in 1888, after living in the city for 35 years. In 1874, the residents included two carpenters and a painter. By 1878, it appears that a Mrs. Elizabeth Shumway, who operated a hair dressing and fancy goods salon on Washington Avenue, was residing in the structure. Charles H. Luce, an insurance adjuster, had purchased the building by 1900, when he was living there with his wife, two sons, sister-in-law and a servant woman. Luce was promoted to state agent for the Phoenix Insurance Co. of Hartford Connecticut, by 1910. From c. 1915-30, the property was occupied by Frederick C. Ruch, secretary-treasurer for a number of small businesses, and later, a real estate and insurance agent. A portion of the building was normally rented out to clerical workers. At an unknown date prior to 1906, a second dwelling was added to the rear of the lot with a Lapeer address. In 1906, Edward Remus, a polisher for the H. Lyons Co., resided there. By 1913, this structure had been removed and two new dwellings replaced it. The easternmost of these at 215 Lapeer was owned from c. 1915-1940, by Guy F. Downing and later his widow. He was the proprietor of the Lansing Storage Co. The house at 219 Lapeer was occupied by Mrs. Lodenia M. Dix from c. 1915-1930 (Beers 1874; Chilson McKinley 1900, 1906, 1910, 1915, 1920; Lansing Directory Publishers 1940; McKinley Reynolds 1930; MPHC 13:196, 198; Panetta 1991, 1994; Sanborn 1906:6, 1913:15).

By 1870, Edwin R. Osband had erected a dwelling at the northeast corner of Lapeer and Seymour on Lot 5, Block 63. He was born near Detroit in 1836, a member of a large family which had emigrated from New York state ten years before. After service in the Civil War, Osband returned to Michigan and married a childhood friend, Louise F. Straight. The couple subsequently moved to Lansing where Edwin found work as a carpenter, which trade he had learned from his father. By 1873, Osband was clerking in the State Land Office. The family purchased a farm 1.5 miles west of the city by 1878, but continued to maintain the home in town. In 1891, two lawyers, named John N. and Mary W. Lucas, were living there. John W. Lucas had died by 1900, and Mary had taken in a couple of female boarders. The lot had been subdivided by 1898 and three additional structures fronting on Lapeer, including a duplex, were erected by 1906. In that year, Lee J. Brail, a teamster, occupied the house. The laborer, Kern White, was living there in 1910, and the widow, Mary B. Buckland, in 1915. The original dwelling appears to have been replaced with a stuccoed bungalow sometime between 1915-20 (228 Lapeer). In the latter year, William V.C. Jackson, vice-president and general manager of Auto Body Co., and vice-president of Lansing Parts Manufacturing Co., inhabited the new structure. During the 1930s and 1940s, the house was occupied by Leonard M. Carl, president and general manager of the Lansing Granite Co. Three other residential structures fronting on Lapeer were added to the property by 1900. These were likely plain upright two-story Victorian frame buildings, probably including the present 224 Lapeer, which is recorded in the assessor's records as having been built in 1895. Although initially some of the residents were business owners, most held blue-collar positions, and included painters, laborers, drivers and factory workers. Two of these buildings were removed about 1920-25 and new single-family houses put up. These were the c. 1924 wire-struck brick and tile bungalow at 216 Lapeer owned by John G. Hagameir, a builder and contractor and Fourth Ward alderman; and the frame American four-square at 220 Lapeer, owned by George Gordon, a plumbing and heating contractor (Beers 1874; City of Lansing 1998:71; McKinley 1900, 1906, 1910, 1915, 1920;

Lansing Directory Publishers 1940; McKinley Reynolds 1930; Osband 1890:468; Panetta 1991, 1994; Polk 1891:149; Turner 1924:527-28; U.S. Census 1870).

A 1½ or 2-story frame structure on Lot 6, Block 63, fronting on Seymour just north of Lapeer, was owned and occupied by David Goodrich in 1874. Born about 1850 and recently married, Goodrich worked as a printer. Also living with them in the household was the wife's younger sister. By 1900, Arthur L. Miles was renting the house with his family, which included his wife and two children. He worked as a printer at the North Lansing Record. In 1906, the house was occupied by Fannie A. Brown, the widow of John A. Brown. The aging dwelling was demolished about 1910, after intermittent occupation for several years. The lot was then split and two new frame homes erected. The house at 610 Seymour was owned into the 1920s by John George Hagameir, a contractor and builder. Two boarders helped him to make payments on the new home. About 1924, the Hagameirs moved into a new smaller home on Lapeer for their retirement. The house at 608 Seymour was owned into the 1920s by Thomas B. Gloster, a commissioner of the state industrial accident board (Beers 1874; Chilson and McKinley 1900, 1906, 1910; Sanborn and Perris 1898:11; Sanborn 1906:6, 1913:15; U.S. Census 1880, 1900, 1910, 1920).

Lots 7-8 of Block 63 comprised the original grounds of the German Methodist Episcopal society, with Lot 8 containing the sanctuary and Lot 7 the parsonage. North Lansing was the locus of much of the early German settlement in the city. The German Methodist Episcopal society was the first religious organization formed among that group in 1853. The group's church was completed at the southeast corner of Seymour and Saginaw by 1857, and services were undoubtedly conducted in German. The society grew from 11 members in 1854 to 55 in 1880. Ministerial appointments to the congregation generally lasted 2-3 years. These included:

1854-56	Jacob Krebiel
1856-57	H. Krill
1857-59	J. Jahrans
1859-60	H. Maentz
1860-62	D. Meier
1862-63	A. Helker
1863-65	G. Bertram
1865-67	A. Meyer
1867-68	J. Braun
1868-69	J. Bertram
1869-72	C.F. Heitmeyer
1872-74	Charles A. Militzer
1874-77	W. Andre
1877-1880	C. Treuschel

Vignettes of some of the ministers can be derived from census records. Both Frederick Heitmeyer and his wife, Louisa, were born in Hanover, about 1823 and 1827, respectively. They had arrived in Indiana by 1850, but were living in Ohio by the late 1850s. Their nineteen year-old daughter had already married by 1870, and she and her husband were living in the household. Jacob Stroebel, a native of Württemberg, was some nine years older than his wife and was employed in a stove factory. Teenaged son, Edmund, was attending school. Charles Treuschel was only 23 years old when he arrived in Lansing to take charge of the congregation in 1877. He was a native of Alsace, and although his wife, who was two years older than him, was born in Ohio, her parents were immigrants from Darmstadt. Their first child, a daughter,

was born in September, 1879. In 1891, the church was completely rebuilt in a Richardsonian Romanesque style of brick trimmed with red sandstone, perhaps imported from the Upper Peninsula. The parsonage was rebuilt in 1896. The church was still being served by a native German in 1900, Carl Kuhnle, who had come to America in 1881. His wife was also ethnically German, but born in Ohio. This was the second marriage for Kuhnle, who had three children by his first wife. By 1910, the congregation was relying on an American-born, but German background minister, fifty year-old Jacob Link. Link's wife was sixteen years younger, and in the thirteen years they had been married, three of their six children had already died. Elias Roser, aged sixty and a Swiss German, pastored the church in 1920. At least two sons, both in their early twenties, had come from Switzerland with their father. Neither was employed. Roser had remarried after his arrival in the Midwest. Suggesting increasing assimilation and perhaps as a reaction to the anti-German attitudes of the World War I era, the church was renamed the Seymour ME Church after 1920.

Although the 1874 Beers depiction of the study area indicates that Lot 7, Block 63, was entirely dedicated to the parsonage of the German M.E. Church, it appears that the lot was subsequently divided and rebuilt. As of 1901, the north half of the lot contained the relatively new (1896) parsonage (618 Seymour), and the south half was the site of a large Dutch Colonial residence owned by Franklin S. Porter, the secretary-treasurer of the Cuban Fruit and Sugar Co (614 Seymour). At some point between 1920-1930, the 614 Seymour address was acquired by Michael Cavanaugh, a general contractor. Both structures remain extant to the present day, and remain in residential usage.

A residential structure had been erected east of the church and fronting on Saginaw by 1898. From c. 1905-1915, this house was occupied by Louis Gassenmeier, proprietor of the Auto Buffet from at 324 S. Washington. Howard Moon, who worked as welder at several different Lansing factories, rented the house from c. 1915-1920. Moon's wife worked as a cashier in a grocery store. The building had been torn down by 1930. (Beers 1874; Chilson, McKinley 1900, 1906, 1910, 1915, 1920; City of Lansing 1998:69-71; Durant 1880:169-70; Lansing Directory Publishers 1940; McKinley Reynolds 1930; Panetta 1994; Polk 1891:53; Sanborn-Perris 1898:11; Sanborn 1906:6, 1913 1:15, 1913-51 1:15; U.S. Census 1870, 1880, 1900, 1910, 1920).

Although it is not possible to derive a statistically significant sample from such a small geographic area, some general statements about the demographic and socioeconomic nature of the local population may be made. The earliest cadastral enumeration available, which can be closely tied to the study area, is that for 1900 (U.S. Census 1900). By that date, there were approximately 100 persons residing within the two-block area, distributed amongst about 25 structures. In this small sample, women outnumbered men by roughly six to four (582/1000). Although somewhat more dramatic here, this feature was characteristic of only the both the Fourth and Second wards, in the northwestern section of the city. Elsewhere in the city, men outnumbered women, and this may be used as gross measure of socioeconomic status. Several factors contributed to this phenomenon, including early attrition of older men, out-migration of young working-age males, and the economic support of elderly widowed women, unmarried female relatives, and female domestic workers. The configuration of the population pyramid also suggests that some form of reproductive limitation may have been practiced. Children were clearly underrepresented in contrast to the ward as a whole (Prescott 1906 1:26).

Fourteen percent of city residents were foreign-born in 1904, and were remarkably evenly distributed across all six wards. The highest proportion (19%) was found in the First Ward (northeast), and the lowest (10.5-11%) in the Second and Third wards (southwest). Elsewhere, the figures closely approximated the average. In stark contrast, the North Capitol study area was overwhelmingly Anglo-American and native-born in 1900, with over 95 percent of the residents born in the United States. Among these, two of three men and seven of ten women had been born in Michigan. Natives of New York comprised the bulk of the remainder, 19% of men and 17% of women. A clearer picture of migration patterns can be derived by analysis of the parental generation, where 25% of both fathers and mothers of study area residents were foreign-born. Two-thirds of the paternal parental generation were German, with most of the remainder deriving from Great Britain and British North America. A nearly equal distribution was observed among the maternal parental generation, although one was slightly more likely to have a mother born in British possessions than in Germany. In the native-born segment of the parental population, which comprised three-quarters of the sample, only 27.5% of fathers were native to Michigan, but 50% percent of mothers were born in the state. Indicative of earlier migration trends in the country, most of the out-of-state progenitors derived from New York, 42% of fathers and 28% of mothers. Virtually of the others came from a variety of northeastern states, with Ohio being the largest contributor in both genders, and Vermont a close second.

The limited sample provided by the census provides a poor representation of the occupational distribution in 1900, but as is apparent from the detailed description of occupants above, this was clearly a middle to upper class neighborhood. Among men, the reported occupations in that year included one individual engaged in farm implement manufacturing, an insurance adjuster, a lumber merchant, a clothing merchant, a state secretary, a banker, two traveling salesmen, a real estate broker, two clergymen, a shipping clerk, an iron molder, a printer, a paper cutter, a mason, two hotel clerks, and a day laborer. Half the women (5/10) reporting an occupation were employed as servants. Three women worked in clerical positions (bookkeeper, stenographer, civil service clerk). A schoolteacher and a paper folder completed the sample.

By 1920, the population in the study area had increased by as much as 25%. The surplus of women was even more disproportionate from that reported in 1900; now forming some 63% of the population of the study area. While most of the factors explaining this phenomenon still obtained, this increase is attributable to the greater number of single women entering the workforce, primarily as clerical workers. These women were quartered as roomers in the homes of the older couples and widows of the area and many were employed by the state. The demographic profile presents additional interesting differences, although again based upon a small sample. The pyramid approached a more normal configuration, but middle aged men and women still outnumbered most other cohorts. Among males for example, men aged 30-39 were the largest group. Women in the 40-49 age cohort outstripped all other groups of either gender in the sample, as this wealthier sector of the city was economically able to support kin-related single and widowed women.

Ethnic patterns solidified in the intervening two decades and the neighborhood presented a homogenous face, with 88% of men and 94% of women within the study area being native-born. Roughly seven in ten of the native-born men and women in the area were born in Michigan. By this period, the adjacent state of Ohio was the largest contributor of American-born migrants to the area. Again, most of the others derived from the Northeastern and Midwestern states, but a few had arrived from Far Western states. The foreign-born element



was negligible during this period and mirrored earlier distributions. Of note was a single mulatto Jamaican woman employed as a servant.

The 1920 census offers a somewhat better view of the occupational composition of the neighborhood. These data uphold the depiction of this area as one of the traditional bulwarks of the upper class in Lansing. At this time there were no less than seven company officers, two state commissioners, three retail merchants, three business owners/managers, two builders/contractors, and one factory owner residing in the area. Among the second tier of residents were clerical workers (6), real estate brokers (2), salesmen (1), lawyer (1), and minister (1). A chef and an acetylene welder weakly represented skilled tradesmen. Significant changes are also observable in the distribution of occupational categories among women. At least 25 women reported employment in 1920. These included a state departmental director and a real estate broker. Important gains were made in the numbers of female clerical workers, mostly as stenographers. Over half the women were employed in this sector, and about evenly divided between state and private positions. The remainder worked as domestics (6), teachers (2), and a saleslady (1).

### Summary

The evolution of the North Capitol study area, both socially and architecturally, can be summed up in terms of several historical trends. An initial developmental phase occurred from about 1850-1900. During this period, structural development was largely limited to the construction of relatively large, single-family residences on good-sized lots. The only significant exception to this pattern was the German Methodist Episcopal Church, which was located on the southeast corner of Saginaw and Seymour. Reflecting both the scale of the homes and lots during this initial building cycle, many of the early residents appear to have represented Lansing's most successful businessmen and entrepreneurs, reflecting what might today be referred to as the upper middle and upper classes. Unfortunately, of the houses that survive from this initial period of development, most are of undistinguished vernacular form

The second phase of development occurred around the turn of the century, when increased prosperity appears to have significantly increased the demand for high-status residential building lots near to the urban center. Beginning in the 1890s and continuing through at least WWI, many of the older homes were razed, and their lots redivided for new structural development. This secondary building cycle expressed itself in two ways. First, those lots along N. Capitol, as well as the lots along the immediately adjacent portions of the intersecting sidestreets (i.e., Genesee, Lapeer, Saginaw) appear to have been viewed as high-status properties, with many of the replacement structures representing some of the finest homes ever built in Lansing (e.g., 601 and 615 N. Capitol). Further to west, as one moved away from N. Capitol, the secondary building cycle residences were far more modest, reflecting the tremendously increased demand for working and middle class housing units that marked the early decades of the 20<sup>th</sup> century (e.g., 126, 220, 224 W. Lapeer). Further, whereas many of the original lots along N. Capitol were actually combined during this period to create larger, more grandiose sites, many of the formerly large lots along streets like Seymour were further subdivided to create an increased number of lower cost building sites.

By 1930, both this neighborhood and its surrounds had been effectively saturated with residential structures. From this point on, the evolution of the North Capitol study area can be viewed as essentially static, with a general downward decline during the years following WWII.

By the 1950s and 1960s, the neighborhood would have been characterized as largely working class, with many of the older properties, particularly the larger ones, divided up into duplexes, rooming houses, and apartments. During the 1960s and 1970s, however, and continuing until the present day, many of the former residences, both large and small, have been converted to office space, largely in relation to the various lawyers and lobbyists that do business with state government. Although this has in many ways served as a major stabilizing effect, preserving dozens of buildings that would otherwise have been lost, it has also resulted in the loss of many other structures. These losses are most obvious in the southernmost block of the current study area, where the construction of both new buildings (e.g., Michigan Catholic Conference, LCC's Business and Community Institute) and associated surface parking lots has reduced the original building stock by nearly 50%.

As of the present date, the North Capitol study area represents a broad mix of architectural types, including a number of late 19<sup>th</sup> and early 20<sup>th</sup> century homes, a late 19<sup>th</sup> century church, and a small number of post-1960 commercial and institutional structures. Although the introduction of the more recent structures, and their associated parking lots, has intruded on the integrity of the neighborhood's early 20<sup>th</sup> century fabric, it should be noted that the area is anchored throughout by original late 19<sup>th</sup> and early 20<sup>th</sup> century buildings. That is, despite the presence of several large and otherwise intrusive modern buildings, the overall distribution of both old and new structures, in combination with the largely tree-lined residential setting, creates an atmosphere that has in major part preserved the ambience of the original setting. This setting is further emphasized in counterpoint by the modern urban campus of Lansing Community College, that occupies the area to the east of N. Capitol, and the largely complimentary residential neighborhoods that lie adjacent to the north, south, and west.

### 4.3 Recommendations

Robert O. Christensen, NRHP Coordinator for the Michigan Historical Center, states:

the two-block North Capitol intensive level survey area contains houses and a church dating primarily from the 1890s to the 1910s, including one of Lansing's few surviving Late Victorian church buildings and three of the city's most architecturally distinguished late 19th and early 20th century homes. The more southerly block, bounded by Lapeer on the north and Genesee on the south, has lost the majority of its older homes to office buildings and parking lots, but retains several historic houses, including one of Lansing's most distinctive late 19th century houses. The more northerly block, bounded by Saginaw, Capitol, Lapeer, and Seymour, retains nearly all of its historic buildings, which include two of the city's early 20th century architectural landmarks, as well as one of its few 19th century church buildings.

Based on the research presented above, it is our opinion that the North Capitol Neighborhood includes a collection of structures that both individually and collectively would minimally prove eligible for listing on the National Register of Historic Places under Criteria A, B and C.

Under Criterion A, it is clear that the North Capitol Neighborhood *is associated with events that have made a significant contribution to the patterns of our history*, at least at the local and regional levels. During the approximately 130 years that this area has been settled, it has served several different constituencies, including Lansing's early German community, and a number of Lansing's leading civic and business leaders; the latter presence was particularly

pronounced during the period the period c. 1890-1920, coincidental with Lansing's rise to prominence in the auto industry.

In addition to its broader role in Lansing and Michigan history, it is also clear that at least two of the surviving structures *are associated with the lives of persons significant in our past*, in this instance, the well respected local architect, Samuel Dana Butterworth (Criterion B). These would include 601 and 615 N. Capitol. In addition to their association with Bowd, each of these two buildings are eligible for nomination to the National Register of Historic Places in relation to their architectural merit, in that they *embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values ...*" (Criterion C).

Several other buildings within the North Capitol would likely prove eligible for nomination to the NRHP under Criterion C. Minimally, these would include the old German Methodist Church at 221 W. Saginaw, and the Queen Ann residence at 222 W. Genesee (Harry Moore House). The remainder of the residential structures, including several that have been highly modified for modern commercial would minimally qualify as contributing structures. Only the more recent apartment and office buildings were appear to be non-contributing.

#### Contributing Structures

531-535 N. Capitol  
601 N. Capitol  
617 N. Capitol  
515 N. Capitol  
615 N. Capitol  
226 W. Genesee  
222 W. Genesee  
216 W. Lapeer  
224 W. Lapeer  
220 W. Lapeer  
228 W. Lapeer  
205 W. Saginaw  
211 W. Saginaw  
221 W. Saginaw  
532 N. Seymour  
608 N. Seymour  
610 N. Seymour  
614 N. Seymour  
618 N. Seymour

#### Non-Contributing Structures

505 N. Capitol  
518 N. Seymour  
520 N. Seymour